

View [Packet](#) Material

AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, August 6, 2007, 7:45 p.m.

or upon completion of [Inland Wetland Agency meeting](#)

Council Chambers, Audrey P. Beck Municipal Building

Minutes: 7/16/07

Scheduled Business

7:50 p.m. Zoning Agent's Report

- A. Monthly Activity Report
- B. Enforcement Update
- C. Update on Hall site restoration, storage activities
- D. Other

Old Business

- 1. **Application to amend the Zoning Map by rezoning land on Storrs Rd and Middle Turnpike from PO-1 and RAR-90 to PB3. M. Carlson, Realm Realty applicant; F and O Sanderson, S. Rogers, D. Donaldson, B. Depray, and M. Krivanec, owners. File #1259 (M.A.D. 9/19/07)**
- 2. **Subdivision/Bonding Issues**
Report from Director of Planning
 - a. **Wild Rose Estates-2, File #1113-3**
 - 1. **Request for authorization of additional certificates of compliance**
 - 2. **Request for Building Area Envelope revision and retention of existing barn, Lot 10**
 - b. **Request to accept Windswept Lane as a Town Road. PZC File #1198**
 - c. **Other**
- 3. **Request for increase in occupancy at Thirsty Dog Pub & Grill, 134 N. Eagleville Rd., File # 930-2**
(To be tabled-awaiting information from the applicant)
- 4. **Potential Revisions to PZC/IWA Fee schedule**
(To be tabled-staff still working on draft)

New Business

- 1. **Review of revised layout for Gibbs Project, 9 Stafford Rd. File #404-3**
Report from Director of Planning
- 2. **New application to amend the Zoning Map by rezoning property on Storrs Road from RAR-90 to PB-3, P. & N. Minutti; Applicant, R. Walsh, Owner. File #1260**
- 3. **Special Permit Modification request Greek Amphitheatre project, Dog Lane. File #1049-7**

- Report from Director of Planning
4. **New Subdivision Application, 2 lots on Woodland Road. W. Lukas o/a. File #1261**
 5. **Level A Aquifer Designation for Willimantic River Well Field**
Memo from Director of Planning
 6. **Application from Ponde Place, LLC:**
 - a. **Proposed Zone Change from RAR-90 to DMR, land west of Hunting Lodge Road and north and east of Northwood Rd. File #1262**
 - b. **Proposed Revision to the Zoning Regulations, Article VIII, Section A. maximum height in the DMR zone. PZC File #1263**
 - c. **Special Permit: Proposed Multi-family housing development. File #1264**
 7. **Request for re-approval of Windswept Manor resubdivision of lot 4. File #1198-2**
Report from Director of Planning
 8. **Subdivision Application, Mulwood West, 4 lots on Mulberry Rd., Dorwart Family Trust o/a File #1225-2**
 9. **Special Permit Application, Efficiency Unit, 66 White Oak Rd., D. Root o/a File #1265**
 10. **Other**

Reports from Officers and Committees

1. Chairman's Report
2. Regional Planning Commission
3. Regulatory Review Committee
4. Other

Communications and Bills

1. 8/8/07 ZBA Legal Notice Re: 8/8/07 Public Hearing
2. 7/23/07 memo to Town Council from Town Manager Re: Strategic Planning Project
3. 7/18/07 Memo from Conservation Commission Re: Protection of Stratified Drift Aquifers
4. Pansy Road LLC vs. Fairfield PZC; Supreme Court decision regarding subdivision approval authority/off-site traffic impacts.
5. Summer 2007 Planning Commissioners Journal
6. 7/23/07 Quarterly Progress Report- UConn Landfill
7. Other